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N.A., successor trustee to Bank of  
America, N.A., successor to LaSalle  
Bank, N.A., as trustee, on behalf of  
the holders of the WaMu Mortgage  
Pass-Through Certificates, Series  
2006-AR16 Trust*

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

U.S. BANK N.A., SUCCESSOR  
TRUSTEE TO BANK OF AMERICA,  
N.A., SUCCESSOR TO LASALLE BANK,  
N.A., AS TRUSTEE, ON BEHALF OF  
THE HOLDERS OF THE WAMU  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-AR16  
TRUST,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC , a  
Nevada limited liability company;  
CANYON GATE MASTER  
ASSOCIATION, a Nevada non-profit  
corporation,

Defendants.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,

Counter/Cross-Claimant,

vs.

Case No. 2:16-cv-02712-RFB-CWH

**STIPULATION AND ORDER TO 1)  
DISMISS CLAIMS BETWEEN U.S.  
BANK, N.A., CANYON GATE  
MASTER ASSOCIATION, AND SFR  
INVESTMENTS POOL 1, LLC  
WITH PREJUDICE; AND 2) LIFT  
STAY ENTERED JULY 13, 2018**

U.S. BANK N.A., SUCCESSOR  
TRUSTEE TO BANK OF AMERICA,  
N.A., SUCCESSOR TO LASALLE BANK,  
N.A.,  
AS TRUSTEE, ON BEHALF OF THE  
HOLDERS OF THE WAMU  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-AR16  
TRUST; THE MIDORA TRUST FUND,  
DAHN MIDORA, TRUSTEE OF THE  
TRUST; and JPMORGAN CHASE  
BANK, N.A., SUCCESSOR IN  
INTEREST BY PURCHASE FROM THE  
FEDERAL DEPOSIT INSURANCE  
CORPORATION AS RECEIVER OF  
WASHINGTON MUTUAL BANK F/K/A  
WASHINGTON MUTUAL BANK FA,

Counter/Cross-Defendants.

Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2006-AR16 Trust (“U.S. Bank”), Defendant/Counterclaimant SFR Investment Pools 1, LLC (“SFR”), and Canyon Gate Master Association (the “Association”) (collectively, the “Parties”) hereby stipulate as follows:

1. This action concerns title to real property commonly known as 8613 Canyon View Drive, Las Vegas, Nevada 89117 (the “Property”) following a homeowner’s association foreclosure sale conducted on March 20, 2014, with respect to the Property.

2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust recorded against the Property in the Official Records of Clark County, Nevada as Instrument Number 20061002-0001198 (the “Deed of Trust”), and in particular, whether the Deed of Trust continues to encumber the Property.

3. The Parties to this Stipulation have settled and agreed to release their respective claims, and further agreed that the claims between them, including the Complaint and Counterclaim, shall be DISMISSED with prejudice.

4. This Stipulation in no way affects SFR’s cross-claim against Dahn

1 Midora as Trustee for the Midora Trust Fund (the “former unit owner”).

2 5. The Parties further stipulate and agree that the three Lis Pendens  
3 recorded against the Property in the Official Records of Clark County, Nevada, as  
4 Instruments Number 20140421-0000739, 20161227-0002595, and 20170321-0001593  
5 be, and the same hereby are, EXPUNGED.

6 6. The Parties further stipulate and agree that the \$500 in security costs  
7 posted by Chase on March 2, 2017 pursuant to this Court’s Order [ECF No. 15] shall  
8 be discharged and released to the Ballard Spahr LLP Trust Account.

9 7. The Parties further stipulate and agree that a copy of this Stipulation  
10 and Order may be recorded with the Clark County Recorder;

11 9. The Parties further agree to lift the stay entered July 13, 2018 [ECF No.  
12 73];

13 10. This case shall remain open until such time as SFR resolves its pending  
14 cross-claim against the former unit owner; and

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11. Each party in this case number 2:16-cv-02712-RFB-CWH shall bear its own attorneys' fees and costs.

Dated: October 31, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

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*Attorneys for Canyon Gate Master Association*

IT IS SO ORDERED.

  
\_\_\_\_\_  
RICHARD F. BOULWARE, II  
United States District Court  
DATED: November 1, 2018.